

CHAPTER 10: ADMINISTRATION & IMPLEMENTATION

10.1. Purpose

The purpose of this chapter is to define certain administrative procedures and requirements and provide clear instruction and notice to developers, property owners and tenants within the UI District regarding permit and plan approvals. These regulations use the standard procedures provided in the CVMC § 19.14 except where special procedures are required or defined herein.

The administration of the UI District SPA Plan shall be as provided for in CVMC § 19.48.090 et. seq. Whenever the provisions of this SPA conflict with or provide different rules, standards, or procedures from those in Titles 12 (Streets and Sidewalks), 18 (Subdivisions), or 19 (Zoning and Specific Plans) of the City's Municipal Code, the provisions of this chapter shall prevail. On matters within those titles on which this chapter is silent, the existing titles apply.

10.2. Severability

If any section, subsection, sentence, clause, phrase or portion of this SPA Plan, or any future amendments or additions hereto, is for any reason found to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this SPA Plan or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more section, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

10.3. Amendments

Major changes to the boundaries of transects shall be made by ordinance and shall be reflected on the official Figure 3A: Site Utilization Plan by Transect.

10.4. Effect of Regulations

The provisions of Chapter 3: Development code governing the use of land, buildings structures, the size of yards, the height and bulk of buildings, standards of performance, and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every transect established by the Development code.

10.5. Multiple Applications

When an Applicant applies for more than one permit or other approval for a single development, the applications shall be consolidated for processing and shall be reviewed by a single decision maker or decision-making body pursuant to the requirements of CVMC § 19.14.050.

10.6. Brownfield Airport Compatibility

Airport land use compatibility plans promote compatibility between airports and the land uses that surround them. California law requires preparation of compatibility plans for each airport in the state. In San Diego County, the ALUC function rests with the Board of the San Diego County Regional Airport Authority (SDCRAA), in accordance with § 21670.3 of the California Public Utilities Code.

Airport Influence Area compliance is gained by the City through submittal of SPA documents to the ALUC. Based on a determination by ALUC, additional requirements may be imposed. This SPA Plan requires that subsequent submittals and development comply with Part 77 of Federal Aviation Regulations. The UI District is located within the airspace protection review area 2 and partially within the overflight notification area for new residential development projects (refer to Figure 10A: Brown Field Airport Influence Area).

Properties within the Over Flight Zone require real estate disclosures and recordation of an Overflight Agreement with the County Recorder's Office utilizing the City's template. Prior to approval of the first Final Map, the applicant shall record a Brown Field Municipal Airport Overflight Agreement with the County Recorder's Office and provide a single copy of the agreement to the Development Service Director.

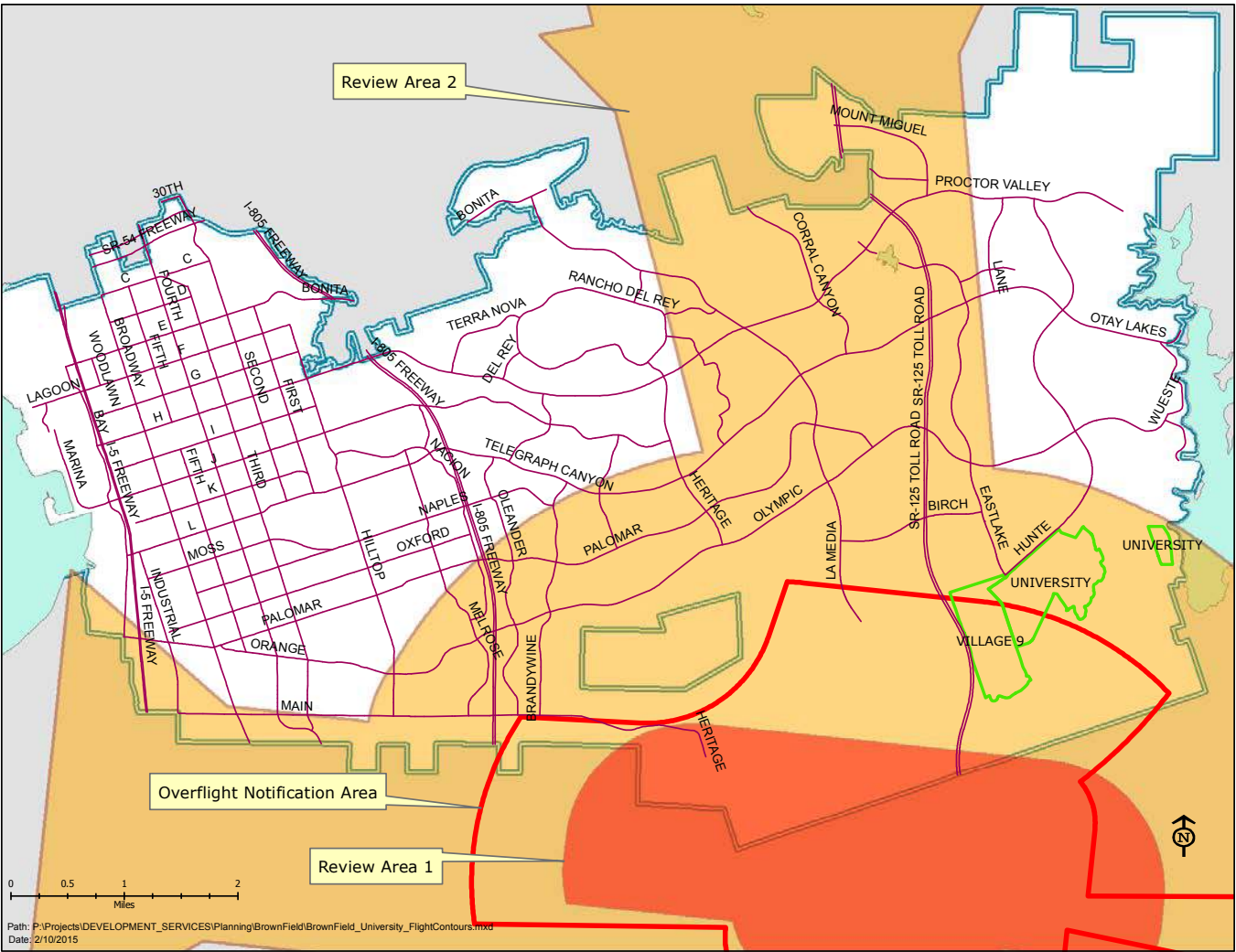


FIGURE 10A: BROWN FIELD AIRPORT INFLUENCE AREA

10.7. SPA Interpretation

10.7.1. Substantial Conformance

The Zoning Administrator may determine an application is in substantial conformance to the adopted SPA document, subject to the findings below:

1. The UI District or use is substantially consistent with the Chula Vista General Plan and adopted policies of the City.
2. The UI District or use is substantially consistent with Chapter 2: Design Concept.
3. The UI District or use meets the provisions of Chapter 3: Development Code, governing the use of land, buildings, structures, the size of yards, the height and bulk of buildings, standards of performance, and other provisions.
4. The UI District or use substantially complies with Chapter 4: Circulation Plan governing street design, multi-modal concepts and pedestrian circulation.
5. The UI District or use substantially complies with Chapter 7: Design Guidelines and applicable Master Precise Plans (MPP). Some deviation from standards and guidelines are permitted as long as the overall project meets the overall design intent and vision specified in Chapter 2 and applicable MPPs
6. The UI District or use will not, under circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
7. The UI District or use is substantially consistent with the principles and overall quality of design established for the Otay Ranch Planned Community.

The Zoning Administrator shall set a reasonable time for the consideration of each application to the Applicant and to other interested persons as defined in the CVMC Chapter 19.14, Administration Procedures - Permits- Applications - Hearings - Appeals. In the event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided therein.

10.7.2. Clarification of Ambiguity

If ambiguity arises concerning the proper classification of a particular parcel within the meaning and intent of Chapter 3: Development Code, or Chapter 7: Design Guidelines, the Zoning Administrator shall make a determination clarifying said ambiguity based upon the pertinent facts and the intent of the SPA. A decision rendered by the Zoning Administrator concerning said ambiguity may be appealed in accordance with the appeal procedure set forth in the CVMC § 19.14.100. For ambiguities that arise from applications requiring a public hearing by a decision making body other than the Zoning Administrator, the determination of the Zoning Administrator shall be forwarded to the appropriate decision making body as a recommendation.

10.8. Review Process

This section includes the distinct administrative processes and procedures for reviewing the design and development of new buildings and uses within the UI District. Additional permits may be required and shall be subject to and processed in accordance with the CVMC § 9.3.1

10.8.1. Design Review

Design review ensures that a specific development project design is in compliance with the UI District SPA Plan, and applicable MPP. Sufficient site planning, architectural design, and landscape architectural design details need to be provided for the review. Typically, Design Review will be performed on a parcel basis but may include individual buildings so long as a conceptual design of the entire parcel is provided. Because of the importance of design context and continuity of streetscapes, Design Review submittals shall be required to address the adjacent blocks at a conceptual level. This conceptual planning provides options for the logical build-out, but is not specifically adopted as a constraint on alternatives that may be considered in the future. Any projects found not to be in substantial conformance by the Zoning Administrator may apply for an amendment to the previous Design Review approval with the Planning Commission.

1. A building complex may intensify over time as a planned intensification. This phasing may be approved with the initial Design Review application at the option of the Applicant if the Design Review application is for a partial build-out of a planning block in compliance with the SPA Plan and applicable MPPs.

2. The scope of the Design Review shall be limited to compliance with the provisions of this Code and related SPA documents as specifically provided for in CVMC § 19.14.582. The overriding design goals are high-quality design and excellent functionality. Chapter 3:Development provides the basis for future development. Adherence to any specific architectural style or any set of preconceived design solutions beyond what the applicable Master Precise Plans is neither required nor desired.
3. Any and all design revisions or conditions applied to a UI District by the Planning Commission, Zoning Administrator, or other reviewing and approving body, will only be made in order to meet the UI District SPA design objectives. Any determination made by the appropriate decision making body that the proposed decision is in conflict with the UI District SPA Plan shall clearly identify the specific objective, policy or design statement that is found to conflict with said design. The fact that a proposed design is not illustrated in the UI District SPA Plan is not evidence of a conflict. The UI District SPA Plan utilizes imagery to convey a sense of design character specifically to avoid a requirement for a specific design.
4. Major Design Review is for projects that include more than 30,000 square feet of non-residential building area and multi-family residential projects consisting of more than 200 dwelling units. Major Design Review requires approval by the Planning Commission.
5. Minor Design Review is for projects that include 30,000 square feet or less of non-residential building area and residential projects consisting of 200 or fewer dwelling units. Minor Design Review requires approval by the Zoning Administrator.
6. Site Plan and Architectural Review. Site Plan and Architectural Review shall be completed pursuant to the requirements and procedures set forth in CVMC § 19.14.420-480.
7. Land Use Type E: “Other Uses” as identified in Table 3O: Permitted Uses shall not be permitted to be established in the earliest phases or as an interim use unless the total GSF of the proposed Other Use and any existing Other Use is equal to or less than 25% of as-built environment.

10.8.2. Intensity Transfer

Intensity Transfer is an administrative process, conducted by the Zoning Administrator to ensure that UI District does not exceed the maximum level of intensity. Figure 3A: Site Utilization Plan by Transect is intended to provide the general development intent for the UI District; however this SPA recognizes the need for flexibility in planning to accommodate future development constraints and market demands. Notwithstanding the foregoing, unless a UI District is exactly consistent with the target intensity shown for that Transect on the Site Utilization Plan by Transect, an intensity transfer is required. Any transfer of intensity between Transects is permitted provided said transfer is consistent with the SPA Plan, the Circulation Plan, and the technical studies of the associated EIR as related to infrastructure and the intensity specified in Table 3A: Site Utilization Development Summary. The Zoning Administrator shall approve or deny the proposed intensity transfer subject to the following findings and conditions:

1. The overall SPA intensities shall not be exceeded.
2. The planned identity of UI District is preserved including the creation of pedestrian friendly and transit oriented development
3. The Applicant has provided supporting technical studies, if necessary, to the satisfaction of the Zoning Administrator, that substantiate adequate infrastructure exists to support the intensity transfer.
4. Public facilities and infrastructure shall be provided based on the final development square footage and/or number of market-rate residential units.

A. Intensity Transfers Between UI District, Village 9 and Village 10

The Flex Overlay Special District allows development intensity to be transferred between adjacent development parcels in Village 9 and Village 10 and the blocks adjacent to Orion Avenue and Campus Boulevard South as allowed in §3.4.9 SD: Flex Overlay.



The Zoning Administrator shall approve or deny the proposed intensity transfer subject to the following findings and conditions:

1. The overall development intensities between the two SPAs has not been exceeded.
2. The planned identity of UI District is preserved including the creation of pedestrian friendly and transit oriented development.
3. The Applicant has provided supporting technical studies, if necessary, to the satisfaction of the Zoning Administrator, that substantiate adequate infrastructure exists to support the intensity transfer.
4. Written agreement from each property owner has been received by the City.

10.8.3. Permits, Variances, and Zoning Applications

The following permits, variances, and zoning applications shall be subject to the applicable administrative procedures described in CVMC § 19.14:

- Conditional Use Permits.
- Zoning Permits.
- Variances.
- Home Occupations.

10.8.4. Subdivisions Standards and Procedures

Tentative Maps, Parcel Maps, and Final Maps shall be consistent with the development standards set forth in this SPA document and shall be processed in accordance with the procedures and submittal requirements set forth in Title 18 of the CVMC and the Subdivision Map Act.

10.8.5. Landscape Master Plan

The Master Developer shall submit a UI District Landscape Master Plan at the time of First Final Map. The purpose of the UI District Landscape Master Plan is to establish an overall theme and concept for landscape applications throughout the UI District. The established themes and concepts presented in the Landscape Master Plan are intended to unify and synthesize the various site planning elements discussed in the UI District SPA document.

The Landscape Master Plan may exclude mixed use areas from the Landscape Master Plan if all of the requirements for a Landscape Master Plan are provided within the applicable Master Precise Plan(s). In that instance, a reference shall be added to the UI District Landscape Master Plan that directs the reader to the applicable Master Precise Plan(s).

Once approved, the Landscape Master Plan will become the basis for reviewing specific landscape designs throughout future site planning and public improvement stages. Except for the provisions set forth herein, the requirements for application, review and approval process of the Landscape Master Plan shall comply with CVMC § 19.14.484. See below for required Landscape Master Plan sections.

A. UI District Landscape Master Plan Sections

The Landscape Master Plan shall graphically indicate the location of the project, the types and locations of improvements, relationships to adjacent land uses, proposed materials, and the benefits that will be derived from the project by the City and its citizens. The Plan shall be prepared by a California Registered Landscape Architect, be in accordance with the standards set forth in the City Landscape Manual, and approved by the Director of Development Services. The Plan shall include the following sections and requirements per each section:

1. Title Sheet.
 - Land Owner's, Preparer's and Associated Professional Consultant's information and contacts.
 - Governing Water Agency.
 - Governing Health Agency.
 - Site Plan Map.
 - Sheet Index.
 - Signature block for Director of Development Services or Designee.
2. Maintenance Responsibility Plan.
 - UI District Maintenance vs Community Facility District (CFD) Maintenance.
3. UI District Phasing Plan.
 - Landscape improvements to be included per each phase.



4. Streetscape Plan.

- Provide streetscape sections as they relate to the Master Plan and Tentative Map.
- Note pedestrian and vehicular paving applications.
- Note site furnishings and site lighting.

5. Parks, Trails and Open Space Plan.

- Proposed trails (pedestrian, bicycling and hiking/equestrian) and trail connections.
- Recreational facilities.
- Active and passive park locations with park amenities noted for each park.
- Designated open space areas.

6. Master Irrigation Plan.

- Irrigation mainline layout.
- Proposed water meter locations.
- Proposed irrigation controller locations (coordinated per available electrical supply).
- Areas of recycled water and/or potable water.
- Irrigation areas and type of irrigation (drip, spray) per each proposed water meter.
- Water conservation measures.

7. Master Planting Plan.

- Proposed street trees locations and street tree palette per each street.
- Proposed planting legend per each landscape area (streetscape, plazas, parks, open space, etc.).

8. Brush Management Sheets.

- Applicable requirements from the Fire Protection Plan and Preserve Edge Plan.

9. Wall & Fence Plan (If Applicable).

- Materials, heights and responsible maintenance entity of each wall type.
- Elevation views of each wall type.

10. Monumentation and Signage Plan.

- Monumentation and signage locations.
- Conceptual elevations for each monument and/or sign type.
- Materials and finishes palette.

10.8.6. MPP

An MPP can be proposed for smaller 25- to 50-acre large scale major development proposals within each larger sized transect for affiliated projects or non-affiliated innovation districts (RTP).

10.8.7. Habitat Loss and Incidental Take (HLIT)

A HLIT permit application shall be submitted and permit issued prior to grading of the northernmost portion of the Lake Property (the area abutting the Chula Vista Elite Athlete Training Center) and associated infrastructure proposed within the Preserve. The purpose of the HLIT regulations is to protect and conserve native habitat within the City of Chula Vista and the viability of the species supported by those habitats. These regulations are intended to implement the City's MSCP subarea plan by placing priority on the preservation of biological resources within the planned and protected preserve. These regulations are intended to assure that development occurs in a manner that protects the overall quality of the habitat resources, encourages a sensitive form of development, and retains biodiversity and interconnected habitats. The habitat-based level of protection achieved through implementation of the MSCP is intended to meet the conservation obligations of the covered species identified therein. These regulations are also intended to protect the public health, safety, and welfare while being consistent with sound resource conservation principles and the rights of private property owners.



10.8.8. Summary of Discretionary Review

Table 10A: Discretionary Permit Matrix summarizes the review authority for each step of approval.

TABLE 10A: DISCRETIONARY PERMIT MATRIX

	City Council	Planning Commission	Zoning Administrator	Administrative Staff	Non Profit Board?
Administrative CUP (A)			A	R	
Adoption/Amendment to SPA	A	R		R	
Tentative Subdivision Map		A		R	
Parcel Map (4 lots/units of less)				A	
Final Map	¹			A	
Conditional Use Permit Hearing (CUP)		A			
Major Design Review ²		A			
Minor Design Review ³			A		
Intensity Transfers			A		
HLIT				A	
Sign Program			A	R	
Temporary Use Permit				A	
Site Plan & Architectural Review				A	
Parking Management					
Appeals ⁴	A				

Legend:

A = Approving Authority; R = Recommendation Authority

1. Action Item Only; No public hearing.

2. Projects that include more than 30,000 square feet of non-residential building area, residential projects consisting of more than 200 units.

3. Projects that include 30,000 square feet or less of non-residential building area and residential projects consisting of 200 or fewer dwelling units.

4. Appeals shall be reviewed in accordance with CVMC § 19.14.583.

10.9. Enforcement

The City shall enforce the Development Code contained herein in accordance with the enforcement authority provided by the City's Charter and Municipal Code.

10.10. Monitoring and Updates

A range of development intensities are planned within the UI District Transects. As provided in 10.8.2. Intensity Transfer, transfers between Transects may occur during development. These changes must be monitored to ensure compliance with the overall approvals of the project and the provision of certain population-based public facilities. Changes that include an increase in the number of residential units will require a corresponding increase in such facilities and a decrease in residential units will require a corresponding decrease in facility requirements.

In order to ensure continuing compliance with required standards, the Development Services Director shall maintain an administrative record beginning with the initial SPA Plan approval. The administrative record documents the assignment of intensity to the various UI District Transects and the intended compliance strategy for population based public facilities. This record shall be updated with each design review approval and/or intensity transfer as an administration action following such approval.

The current administrative monitoring record and the associated changes, if any, shall be provided to the decision making body at the time of each design review approval and/or density/intensity transfer. No proposal that would jeopardize compliance with population based public facility standards shall be approved. The Applicant for any Design Review application must submit the proposed monitoring tables. After approval, The Development Services Director shall maintain these as the official monitoring records in digital form, accessible to other City Departments.



CHAPTER 11: GDP COMPLIANCE

11.1. Introduction

The adopted Otay Ranch GDP establishes goals and objectives for land use; mobility; housing; parks, recreation, and open space; public facilities; safety; phasing; and resource protection, conservation and management. This chapter provides a consistency matrix providing references to SPA Plan sections that address each policy and identifies where the GDP needs to be updated.



GDP/SRP Policy	Compliance
Part II, Chapter 1 Section B: Overall Goals, Objectives and Policies	
GOAL: DEVELOP COMPREHENSIVE, WELL-INTEGRATED AND BALANCED LAND USES WHICH ARE COMPATIBLE WITH THE SURROUNDINGS.	
Provide a well-integrated land use pattern which promotes both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay Ranch.	UI District complies.
Provide a wide range of residential housing opportunities, from rural and estate homes to high density multi-family projects. Provide a balanced and diverse residential land use pattern for the Otay Valley Parcel which promotes a blend of multifamily and single-family housing styles and densities, integrated and compatible with other land uses in the area.	UI District complies.
Provide development patterns complementary to the adopted plans and existing development of the adjacent communities.	UI District complies.
GOAL: ENVIRONMENTALLY SENSITIVE DEVELOPMENT SHOULD PRESERVE AND PROTECT SIGNIFICANT RESOURCES AND LARGE OPEN SPACE AREAS.	
Provide land use arrangements which preserve significant natural resource areas, significant landforms and sensitive habitat.	UI District complies.
GOAL: REDUCE RELIANCE ON THE AUTOMOBILE AND PROMOTE ALTERNATIVE MODES OF TRANSPORTATION.	
Develop villages and town centers which integrate residential and commercial uses with a mobility system that accommodates alternative modes of transportation, including pedestrian, bicycle, low speed/neighborhood electric vehicle, bus, rapid transit, and other modes of transportation.	UI District complies. All streets except Hunte Parkway allow low speed/neighborhood vehicles.
GOAL: PROMOTE VILLAGE AND TOWN CENTER LAND USES WHICH OFFER A SENSE OF PLACE TO RESIDENTS AND PROMOTES SOCIAL INTERACTION.	
Organize Otay Ranch into villages and town centers, each having its own identity and sense of place.	UI District complies.
The design of the Otay Ranch should promote variety and diversity at the village or town center scale, while providing a sense of continuity through the use of unifying design elements.	UI District complies.
Promote a diverse range of activities and services to encourage a mixture of day/night and weekday/ weekend uses.	UI District complies.
GOAL: DIVERSIFY THE ECONOMIC BASE WITHIN OTAY RANCH.	
Create an economic base that will ensure there is adequate public revenue to provide public services.	UI District complies.
Create a Regional Technology Park (RTP) and other business parks that offer employment opportunities for area residents which complements, rather than substitutes for, industrial development on the Otay Mesa.	UI District complies. Note the RTP/ Innovation District is integrated within the UI District
GOAL: PROMOTE SYNERGISTIC USES BETWEEN THE VILLAGES AND TOWN CENTERS OF THE OTAY RANCH TO PROVIDE A BALANCE OF ACTIVITIES, SERVICES AND FACILITIES.	
Develop individual villages and town centers to complement surrounding villages/town centers.	UI District complies.
Select villages/town centers to provide activities and uses which draw from surrounding villages/ town centers. Uses serving more than one village or town center, such as a cinema complex, should be located in a village core or town center that has convenient.	UI District complies.

GDP/SRP Policy	Compliance
Part II, Chapter 1, § C: Overall Land Use Plan	
<p>RTP definition: This designation applies the Regional Technology Park (RTP) land use designation that is intended to be a large, master-planned business park that integrates with research and development activities with and high tech manufacturing along with the administrative and office space associate with such a facility as well as other light Industrial uses integrated with university uses. It accommodates new research institutions, industries and businesses able to capitalize upon the research activities of the adjacent University Campus and University Village allowed in the UI District. The RTP accommodates a limited amount of supporting retail, service, professional office, and finance businesses and is able to provide services and amenities that provide a high quality work environment.</p>	After revisions, UI District complies.
<u>Update as necessary</u> Exhibit 18a - Overall Project Summary Table	Update Table to match Plan.
Exhibit 18b Otay Ranch GDP/SRP Land Use Plan	Update to match Plan.
1. Land Use Character by Parcel: a. Otay Valley Parcel	
The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum of <u>34,611</u> dwelling units, accommodating approximately <u>99,234</u> residents.	Update numbers to match Plan.
<u>Update</u> Exhibit 19 Otay Valley Parcel Land Use Table (<u>85 acres Industrial and 268 acres University Total 353 acres</u>). Note: Portion of Planning Area 10/University has a primary land use designation of University and a secondary land use of residential.	Update numbers to match Plan.
Exhibit 20 Otay Valley Parcel Land Use to reflect university campus and Regional Technology Park.	UI District complies.
2. Components of the Land Use Plan: e. University/Regional Technology Park	
The GDP/SRP Parcel Land Use Map identified a university campus and Regional Technology Park in the area delineated as University. The purpose of this land use designation is to locate a university campus as well as a regional technology park intended for research, development, and high tech manufacturing along with the administrative and office space associated with such activity at this location.	UI District complies.
Part II, Chapter 1 Section D: Land Use Design, Character and Policies	
1. Village Definition and Organization: 4. University	
Develop a University Campus plan to supply at least 30 percent of the student housing needs, and 20 percent of graduate student and faculty/staff housing needs. Provision of this housing may be met through collaboration between the university and private ownership interests.	UI District complies.
Provide within the University Campus opportunities to develop new research institutions, industries, and businesses that capitalize upon and complement the intellectual capital and research activities of the adjacent RTP.	UI District complies.
Individual research institutes that may be developed with a Multi-Institutional Teaching Center (MITC) or traditional university may be distributed throughout the University site and/or as an interface with the Village Nine Town Center, RTP or EUC.	UI District complies.
Integrate the University Campus land planning and circulation/infrastructure planning with the High Tech high school, middle school, and elementary school campus that is located within the University and RTP land planning acreage.	UI District complies.



GDP/SRP Policy	Compliance
Integrate the University Campus land planning, circulation, and infrastructure planning with surrounding parklands; cultural and community facilities; libraries; and comparable uses that will be located within the EUC and Village Nine, which has been designated as the University Village, to support the University and RTP land uses.	UI District complies.
The University and RTP site planning and buildings shall be linked and unified through a system of plazas/quads; pathways; transportation corridors; recreational areas, and open spaces.	UI District complies.
Vehicular parking within the University and RTP site shall be minimized. Parking areas and shall not be located within the core of the University Campus or on the campus edge adjacent Village Nine where the regional transit line is to be located.	UI District complies.
<i>1. Village Definition and Organization: 5. Regional Technology Park (RTP)</i>	
Develop the RTP adjacent to <u>integrated with</u> the University Campus and the Village Nine Town Center; but provide as a <u>with</u> distinctly identifiable and high-quality campus environment, with unifying streetscapes; landscapes; architectural character; signage; lighting; and similar elements.	After revisions, UI District complies.
Promote research and development uses utilizing development and land use controls and standards provided in the SPA Plans for the University and RTP to encourage high technology uses and industries as outlined in the Strategic Framework Policies.	UI District complies.
Proactively attract the development of incubator industries and research institutions that may be induced by the presence of a University Campus, or conversely, that may stimulate ongoing University development.	UI District complies.
Allow ancillary professional office and limited service businesses as secondary uses where such uses are necessary to support the primary research and development and light manufacturing uses. These secondary uses should not compete with adjoining areas such as the Village Nine Town Center and the EUC that are intended as the preferred location for these support uses.	UI District complies.
Locate accessory uses, such as daycare facilities; health clubs/spas; parklands; and other uses that support the workplace within the surrounding University Campus, Village Nine Town Center, and the EUC in order to maximize the availability of RTP land for the primary uses.	After revisions, UI District complies.
Locate and design the RTP so it is conveniently accessible to transit and pedestrian connections serving the University Campus, Village Nine, and the EUC. Provide vehicular accessibility to the RTP from SR-125 along Main Street/Hunte Parkway.	UI District complies.
Locate portions of the RTP in proximity to the Village Nine Town Center to achieve visual continuity and pedestrian orientation so that workers in the RTP can access dining and other uses and amenities found within Village Nine Town Center.	UI District complies.
Connect the RTP to surrounding open space parks, plazas, and other public amenities by providing connections with pedestrian/bike paths, and greenbelt trails.	UI District complies.
Establish higher floor area ratios (FAR) to accommodate RTP uses in multi-story buildings in order to maximize limited land availability and to allow for building form transitions between Village Nine and the RTP. Locate parking at the rear of buildings to promote business visibility and a pedestrian friendly environment.	UI District complies.
The RTP may be comprised of non-contiguous areas provided that any individual land component planning area is not less than 20 acres; however, the placement of the RTP at multiple locations shall be minimized within the University Campus.	After revisions, UI District complies.

GDP/SRP Policy	Compliance
<i>1. Village Definition and Organization: 6. University/RTP Strategic Framework</i>	
<i>b. Strategic Framework Policies: 1. Land Use Planning Policies</i>	
Provide an analysis that assures compatibility with adjacent villages, conformance with all public facility plans (including parks), and consistency with the Resource Management Plan (RMP) within any University development plan.	UI District complies.
Achieve the appearance of a seamless edge between the University and the adjacent Village Nine through use of compatible building forms, massing and community character, and attention to appropriate transitions.	UI District complies.
Promote the development of land uses that may be shared by the University, RTP, and residential community, such as libraries, art galleries, cultural and performing arts facilities, and similar uses.	UI District complies.
Ensure that land uses that can be shared between the University Campus and the adjoining Village Nine be concentrated along the University Campus/Village Nine Town Center edge, such as art galleries; cultural facilities; retail; entertainment, food service; and similar uses.	UI District complies.
<i>b. Strategic Framework Policies: 2. Mobility and Pedestrian-Orientation Policies</i>	
Establish a permeable edge between the University Campus and Village Nine through the development of an urban street grid network that includes a central spine road connecting the University Campus and to the Village Nine Town Center.	UI District complies.
Establish a grid system of streets and the village pathway that will provide access between villages by connecting the urban street grid and pedestrian network between Village Nine and the University Campus.	UI District complies.
Establish a consistent design and development standard for urban sidewalks, landscaping and street furniture that will enable the creation of an urban environment that supports a strong urban streetwall that is established through development code requirements for height, massing and scale of buildings forms.	UI District complies.
Locate a transit station in proximity to the University Campus and RTP within the Village Nine Town Center.	UI District complies.
Incorporate pedestrian-oriented retail uses in the ground floor of public parking structures where adjacent to public streets or pedestrian-oriented spaces to ensure a continuous pedestrian-oriented environment between the EUC, Village Nine, and Planning Area 10.	UI District complies.
Provide accessible shuttle service and/or local transit routes and shelters beyond the mass transit service areas and the transit stations to serve all residents and businesses in the EUC, Village Nine, and Planning Area 10.	UI District complies.
Foster a continuous development of an interconnected street grid street system between the Village Nine and Planning Area 10, which consists of narrow streets with appropriately sized sidewalks to encourage pedestrian activity.	UI District complies.
Incorporate a consistent community design program of street furniture; landscaping; lighting; signage; and other amenities along the sidewalks and public places located in Village Nine, and Planning Area 10. Buildings shall not be setback or sited away from sidewalks, pathways, urban parks and plazas to stimulate a high level of pedestrian activity.	UI District complies.
Establish greenway and greenbelt linkages between Village Nine, EUC, and Planning Area 10 to surrounding open spaces.	UI District complies.



GDP/SRP Policy	Compliance
<i>b. Strategic Framework Policies: 3 Infrastructure and Grading Policies</i>	
Ensure the coordination, design, and sizing of infrastructure needs such as sewer, water, roads and other utilities in order to maximize infrastructure economies between the development to occur within Planning Area 10 and Village Nine.	UI District complies.
Coordinate mass grading plans between property ownerships, villages and/or planning area boundaries in order to avoid the creation of large slopes that would form barriers to connecting circulation streets, pedestrian paths, paseos, trails, or infrastructure utilities.	UI District complies.
Provide circulation connection opportunities to adjacent property ownerships, villages and/or planning areas such that there would appear to be a seamless pattern of grided streets, village pathways, paseos and trails between the Planning Area 10 and Village Nine.	UI District complies.
Part II, Chapter 1, Section E: Implementation	
See Table 11-2: SPA Requirements	
<i>2. Implementation Mechanisms</i>	
<i>a. Consistency with GDP/SRP Land Use Map</i>	
Total land use acres for each individual village may not vary by greater than 15% of the designated acres as indicated on the overall project summary table of this GDP/SRP, except for reasons of environment/wildlife corridor reservations.	After numbers are updated, UI District complies.
Acres of mixed-use and medium-high or high density residential uses for a village may not exceed the GDP/SRP specified acres as indicated on the overall project summary table of this GDP/SRP, except as permitted by transfer, as set forth below. Units may be moved between villages in response to the location of major public facilities (i.e., schools). The total number of units within a village shall not exceed the total number of units as indicated on the Overall Project Summary Table of this GDP/SRP for that village unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council. If the residential development area is reduced at the SPA level, priority should be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.	After numbers are updated, UI District complies.

GDP/SRP Policy	Compliance
<i>c. Density Transfer</i>	
<p>At future planning levels, the transfer of dwelling units within each village may be permitted between neighborhoods and land uses, so long as the following criteria are met:</p> <ul style="list-style-type: none"> • Dwelling units may not be transferred between villages unless otherwise permitted by the City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council. • The total number of units allocated for a particular village shall not be exceeded, except as provided for below unless otherwise permitted by City Council pursuant to the expressed terms set forth by agreement, ordinance or other such manner approved by City Council. • The maximum density for the particular land use category is not exceeded, except as provided for below. <ul style="list-style-type: none"> • The planned identity of the village is preserved, including the creation of the pedestrian friendly and transit oriented environment. Density may not be transferred from regional open space, such as the Otay Valley Regional Park or the San Ysidro Mountain Regional Park. • Density from neighborhood park sites will be permitted in the calculation of the overall number of dwelling units in a village, provided the total number of units does not increase. • If Community Purpose Facility (CPF) land uses are moved from one village to another, the land not utilized for CPF may revert to the underlying land use established for the core area, so long as the amount of land is not greater than 50% of the total designated for CPF, and the multi-family area of the village to which the CPF was transferred is reduced by a like amount. Transfers of CPF land uses shall be within the same phase. • If a school site must be moved from one village to another, the land not utilized for a school facility reverts to the underlying land use and the total number of units permitted within the village is adjusted accordingly. 	<p>UI District complies.</p>
Part II, Chapter 1, Section F: Village Descriptions and Policies	
<p>Exhibit 55 Village Nine/University Land Use Map</p>	<p>After revisions, UI District complies</p>
<i>10. Planning Area 10 (University and Regional Technology Park)</i>	
<i>a. Planning Area 10 Setting</i>	
<p>Planning Area 10 is approximately 323 <u>353</u> acres located in the eastern portion of the Otay Valley Parcel, east of Village Nine, south of Village Eleven and the Eastern Urban Center, north of Village Ten and east of Salt Creek.</p>	<p>After revisions, UI District complies.</p>



GDP/SRP Policy	Compliance
b. Portion of planning Area 10 Description	
<p>The primary land uses for Planning Area 10 are composed of two component parts, a University site and a Regional Technology Park (RTP). The University and RTP are described in: Part II, Chapter 1, Section D4.</p> <p>The intent of the GDP is to reserve a site for a full scale university within the Otay Ranch. The GDP reserves the land for a university for a period of time dependent on the phasing.</p> <p><u>The secondary land uses for Planning Area 10, as depicted in Exhibits 55b and 56b 59, may be developed for said secondary land uses in accordance with the provisions of the LOAs between the City and OLC and SSBT, LCRE V.</u></p>	After revisions, UI District complies.
Exhibit 58 Portion of Planning Area Ten (University/RTP)*	
c. Planning Area 10 policies: Planning Area Character Policies	
Planning Area 10 character should be guided by the following qualities:	
Location adjacent to the Salt Creek corridor.	UI District complies.
High intensity of the area land uses.	UI District complies.
Complementary relationship and compatibility with the Eastern Urban Center, especially its residential component.	UI District complies.
Views to Rock Mountain, the Otay River Valley, and the S an Ysidro Mountains to the east.	UI District complies.
c. Planning Area 10 policies: Planning Area 10 Core Policies	
The Planning Area core should be located near the western Planning Area 10 boundary in order to provide some community services for the residents of the Eastern Urban Center and to complement <u>complement</u> the Village Nine Town Center.	UI District complies.
c. Planning Area 10 policies: Parks and Open Space Policies	
The following policies shall guide the design of open spaces in Planning Area 10:	UI District complies.
Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots, where feasible.	UI District complies.
Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Design Plan for this Planning Area.	UI District complies.
Setbacks and landscaping shall be provided along Main Street/Hunte Parkway in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).	UI District complies.
Pedestrian trails and walkways shall link Planning Area 10 with the Otay Valley Regional Park.	UI District complies.
c. Planning Area 10 policies: Other Planning Area 10 Policies	
Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines shall be developed as part of the Overall Ranch Design Plan and will be further refined in the Design Plan at the SPA level.	UI District complies.
Design guidelines which address the visual quality of development adjacent to Salt Creek shall be included in the Overall Ranch Design Plan, and further refined in the Design Plan for Planning Area 10.	UI District complies.

GDP/SRP Policy	Compliance
The Planning Area 10 SPA Plan shall include provisions for locating transit routes and transit stops adjacent to and within the district, where feasible. The SPA Plan shall be conditioned for dedication at the Tentative Map level, as applicable.	UI District complies.
Exhibit 59 Planning Area 10 (University and RTP) Land Use Map	UI District complies.
Part II, Chapter 2 Mobility	
Section B. Goals, Policies and Objectives	
GOAL: PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM WITHIN OTAY RANCH WITH CONVENIENT LINKAGES TO REGIONAL TRANSPORTATION ELEMENTS ABUTTING THE OTAY RANCH	
Ensure timely provision of adequate local circulation system capacity in response to planned growth, maintaining acceptable levels of service (LOS).	UI District complies.
Plan and implement a circulation system such that the operational goal of Level of Service “C” for circulation element arterial and major roads and intersections can be achieved and maintained. Internal village streets/roads are not expected to meet this standard.	UI District complies.
Encourage other transportation modes through street/road design standards within the village, while accommodating the automobile. Design standards are not focused on achieving LOS standards or providing auto convenience.	UI District complies.
Provide an efficient circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.	UI District complies.
Otay Ranch shall contribute its fair share toward financing the transportation facilities necessary to serve the demand created by the development of Otay Ranch.	UI District complies.
Support the design and construction of a regional circulation system that will have the capacity to carry the forecasted regional demand volumes through the area.	UI District complies.
Coordinate and integrate the Otay Ranch transportation system with the transportation facilities and plans of surrounding jurisdictions	UI District complies.
GOAL: ACHIEVE A BALANCED TRANSPORTATION SYSTEM WHICH EMPHASIZES ALTERNATIVES TO AUTOMOBILE USE AND IS RESPONSIVE TO THE NEEDS OF RESIDENTS.	
Study, identify and designate corridors, if appropriate, for light rail and transit facilities.	UI District complies.
Support and encourage the use of alternative forms of transportation such as public transit and car/van pools to reduce both roadway congestion and pollution.	UI District complies.
Provide a thorough and comprehensive bicycle circulation system, emphasizing bicycle paths, segregated from vehicular traffic, between major destinations within and adjacent to the Otay Ranch Project Area.	UI District complies.
Develop patterns of land use which will allow the elimination of automobile trips and encourage pedestrian movement through pedestrian-friendly environments and proper land use mix.	UI District complies.



GDP/SRP Policy	Compliance
<i>Circulation Element Arterial and Major Road</i>	
Provide a system that recognizes and is consistent with the adjacent circulation element roads.	UI District complies.
Minimize impacts on adjacent residential and environmentally sensitive areas.	UI District complies.
Minimize impacts on unique landforms by designing with the natural terrain where possible when selecting alignments.	UI District complies.
Prohibit parking on arterial and major circulation element roads.	UI District complies.
Provide over/undercrossings linking villages where appropriate. These should accommodate pedestrians and bikes and low-speed electric vehicles.	UI District complies.
Except in Town Centers <u>and the UI District</u> , enhance traffic flow by minimizing the number of points of ingress and egress to villages from circulation element roads.	After revisions, UI District complies.
Prohibit driveways along arterials for any residential or village commercial use and strictly limit driveways for freeway commercial and EUC uses.	UI District complies.
Design circulation elements roads in accordance with Exhibits 78-80 through 9395 <u>except in the UI District</u> .	After revisions, UI District complies.
Design the village road systems to provide a hierarchy of streets and alternate routes connecting to the village core area.	UI District complies.
Design village roads for human rather and automobile scale while ensuring public safety in all cases.	UI District complies.
Traffic calming devises such as neck downs, bulbouts and traffic circles shall be provided in each village and town center.	UI District complies.
All streets shall be tree-lined, consistent with an overall village landscape plan.	UI District complies.
<i>Village Entry Streets</i>	
Village entry streets should incorporate medians and be landscaped to reinforce village character and identity.	After revisions, UI District complies.
Direct driveway access shall be precluded on primary village, promenade, or collector streets except for commercial and multiple family parking areas.	UI District complies.
Design streets to give balance to the needs of the various modes of transportation using the street. Intersections should be designed to encourage pedestrian movement and reduce vehicle speed while ensuring public safety and providing for emergency vehicle access.	UI District complies.
<i>Promenade Streets</i>	
Promenade streets should accommodate adjacent or integrated pedestrian, bikeway and alternate vehicles, with a double tree row at the pedestrian element to enhance pedestrian scale.	UI District complies.
<i>Traffic Calming</i>	
Encourage the use of Traffic Calming devices through the circulation plans for all villages, town centers and planning areas.	UI District complies.
<i>Natural Design Considerations</i>	
Design roadways to follow natural contours in rural areas and steeper topography, except where safety, grading or strong design considerations suggest otherwise.	UI District complies.
Design roadways to minimize grading and the height of cut and fill slopes.	UI District complies.
Provide for wildlife as required in the Wildlife Corridor Study.	UI District complies.

GDP/SRP Policy	Compliance
<i>Transit System</i>	
Otay Ranch land use, mobility and transit plans shall be coordinated with local and regional transit plans to ensure that Otay Ranch villages are served at the earliest stages of development.	UI District complies.
Provide areas for interconnection of various modes of transportation.	UI District complies.
Provide transit/bus stops/shelters in village core areas and close to service/commercial uses. Provide waiting and bike storage facilities at one transit stop within each village core.	UI District complies.
Coordinate location of transit stations with Bus Rapid Transit (BRT) stations.	UI District complies.
Coordinate transit routes and stops with SANDAG/MTS.	UI District complies.
Shelter design should be compatible with village character/theme and may, therefore, vary from village to village. Shelter maintenance responsibility shall be determined during the design process.	UI District complies.
Coordinate location of transit stations with Bus Rapid Transit (BRT) stations. Encourage local loop bus routes connecting the villages to the Eastern Urban Center and to other regional transportation systems, parks, schools, the university and recreational areas.	UI District complies.
<i>Transit System</i>	
The Otay Ranch land use and mobility plans shall incorporate regional plans for the expansion of the bus rapid transit system.	UI District complies.
Coordinate with SANDAG, Chula Vista Transit (CVT) and other transit agencies to provide for the integration of the BRT line into Villages One, Two, Five, Six, Eight and Nine, Park and Ride and the Eastern Urban Center. The BRT alignment shown on the GDP/SRP Land Use Map is conceptual and will be more precisely located at the SPA level of planning.	UI District complies.
Provide for reservation of space for the BRT line within the identified villages/areas. Locate stations/stop areas, consistent with SANDAG/MTS standards, within the village cores/areas identified for transit.	UI District complies.
Bus stop locations should be coordinated with future BRT stations and should follow the same design guidelines.	UI District complies.
<i>Low Speed Electric Vehicle Travel</i>	
To reduce reliance on the automobile, the Otay Ranch road system shall be designed to provide for low speed electric vehicle travel.	UI District complies.
Underpasses/overpasses should be provided at strategic locations to minimize low speed electric vehicle/automobile conflicts on major arterials. Locations should be determined at the SPA/Specific Plan level.	UI District complies.
Coordinate low speed electric vehicle travel consistent with the policy contained in the village roads section.	UI District complies.
<i>Bicycle/Pedestrian Paths</i>	
The bicycle and pedestrian path system should provide for a safe continuous pedestrian and bicycle circulation system to all parts of villages.	UI District complies.
The path system should connect to the village core to encourage alternate means of travel.	UI District complies.
Pathways should be two-way routes.	UI District complies.
Signage should be posted at intervals, directing bicyclists and pedestrians to the appropriate side of the trail.	UI District complies.



GDP/SRP Policy	Compliance
Drainage inlet grates, manhole covers, etc., on trails should be designed to provide adequate surface for tire or foot travel.	UI District complies.
At-grade trail crossings should be provided for at signalized intersections.	UI District complies.
Bicycle storage facilities should be provided within village cores, at transit and bus stops.	UI District complies.
Underpasses/overpasses will be provided at strategic locations to minimize automobile and trail user conflicts at arterial highways. Specific locations should be determined at the SPA/ Specific Plan level.	UI District complies.
<i>Scenic Corridors:</i>	
Protect and enhance valuable scenic resources and views throughout the Otay Ranch.	UI District complies.
Design roadways and/or adjacent villages to protect visual resources.	UI District complies.
Main Street/ Hunte Parkway - from the western property line to Olympic Parkway except within the boundaries of a town center. The road provides expansive views of the Otay River Valley, Rock Mountain, and Salt Creek. Protect views into the valleys and propose sensitive grading, setback and architectural controls along this edge.	UI District complies.
Section C Processing Requirements See Table 2	
See Table 11-2: SPA Requirements	
Part II, Chapter 4 Parks, Recreation, Open Space	
Section B: Goals, Objectives and Policies	
GOAL: PROVIDE DIVERSE PARK AND RECREATIONAL OPPORTUNITIES WITHIN OTAY RANCH WHICH MEET THE RECREATIONAL, CONSERVATION, PRESERVATION, CULTURAL AND AESTHETIC NEEDS OF PROJECT RESIDENTS OF ALL AGES AND PHYSICAL ABILITIES.	
Provide local and regional trails which run through and/or connect open space areas in: Otay River Valley, . . . Salt Creek Canyon, . . . Otay Lakes . . .	UI District complies.
Encourage joint use of utility easements with appropriate and compatible uses, including, but not limited to, open space, agriculture, parking and trails	UI District complies.
Planning for the Otay Ranch Regional Park System shall be coordinated with the planning for the Otay Valley Regional Park through the Otay Valley Regional Park Joint Exercise of Powers Agreement and the Otay Ranch Interjurisdictional Task Force to ensure that the regional parks include both active and passive recreation areas and trails, and consider adjacent development, community character, land use, conservation, preservation and citizen recreational needs are compatible with each other.	UI District complies.
Create a large-scale open space and regional park system with components in the Otay River Valley, including regional parkland, open space, environmental preserves and local parks. This system shall connect to off-site parks and open spaces such as the Sweetwater River Valley, the western Otay River Valley and the San Ysidro Mountains BLM open space.	UI District complies.
Provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.	UI District complies.
Plan for the development of multi-use trail facilities in the regional park and open space setting with appropriate connections to adjacent parks and facilities.	UI District complies.
Utilize conservation measures including reclaimed water, efficient irrigation systems and drought tolerant plant material in the development of public and private parks where allowed.	UI District complies.

GDP/SRP Policy	Compliance
Provide neighborhood and community parks and recreational facilities to serve the recreational needs of local residents.	UI District complies.
Provide a minimum of three acres of neighborhood and community parkland (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space area.	UI District complies.
Section F: Park and Recreation Facilities	
Within each village, a complete system of trails and walks will connect the major areas of each village and provide access to adjacent villages and regional trails and bike systems. These village trails provide a direct link to the village core. Trails and walks for pedestrians, bikes and alternative transportation will occur within and outside of the roadbed as more fully illustrated in the Mobility Chapter.	UI District complies.
<u>Update</u> Exhibit 96 Otay Valley Parcel Park and Trail Map	Update exhibit to match Plan.
3 Processing Requirements	
See Table 11-2: SPA Requirements	
Part II, Chapter 5: Capital Facilities	
Section B: Goals, Objectives, and Policies	
GOAL: ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES TO DEVELOPABLE AREAS OF OTAY RANCH CONCURRENT WITH NEED.	
Ensure that the pace and pattern of residential, commercial and other non-residential development is coordinated with the provision of adequate public facilities and services.	UI District complies.
Promote the joint siting, planning, development and operation of complementary public functions in the SPA Public Facility Financing and Phasing Plans.	UI District complies.
Permit patterns of development that will allow growth to proceed in rational increments that preserve the village form and desired open space.	UI District complies.
<i>Provide Facilities Concurrent with Need</i>	
Permit development only through a process that phases construction with the provision of necessary infrastructure prior to or concurrent with need.	UI District complies.
Require SPAs to plan for the siting and funding of necessary public facilities.	UI District complies.
<i>New Development Pays Its Own Way</i>	
Development projects shall be required to provide or fund their fair share of all public facilities needed by the development.	UI District complies.
Require, as a basis of approval, discretionary development projects to provide or contribute toward the provision of all public facilities necessary to serve the development concurrent with need. Residential and non-residential land uses that necessitate and benefit from new capital facilities should pay the proportionate cost of constructing those facilities. However, residents of Otay Ranch should not be expected to pay exactions for capital facilities unless the facility costs are spread to other new development which will be served by the facility, regardless of whether that development occurs within or outside of Otay Ranch.	UI District complies.
Promote the use of turn-key programs, reimbursement agreements and other means of requiring new development to ensure that facilities are constructed and available concurrent with need.	UI District complies.



GDP/SRP Policy	Compliance
Consider the use of development agreements/public benefit agreements and other vesting mechanisms to assure the timely provision of needed public facilities and services.	UI District complies.
Require development projects to participate in established regional development impact fee programs for the funding of that portion of the regional facilities needs created by new development.	UI District complies.
“Enhanced Services” may be provided to specified geographic areas of the Otay Ranch. These are services that exceed the normal or standard level of services provided to the jurisdiction as a whole.	UI District complies.
To the extent that property owners and/or residents within Otay Ranch receive enhanced service levels, those benefitting properties shall pay the added service costs (both direct and indirect) through an ongoing benefit assessment mechanism. Any additional fees or taxes levied against property in order to pay for enhanced services will not be included toward the 2.00 percent limit mentioned below.	UI District complies.
<i>Monitor Development to Ensure Facility Adequacy</i>	
Require SPAs to prepare a fiscal impact report discussing a project’s individual and cumulative effects on the fiscal wellbeing of impacted public entities and discussing a project’s impacts on service/capacity levels of existing facilities. (See Part II Chapter 9 for the contents of the SPA level fiscal analysis)	UI District complies.
Section C: Public Facility Plans	
<i>1. Drainage Facilities</i>	
GOAL PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM FIRE, FLOODING AND GEOLOGIC HAZARDS.	
Individual projects will provide necessary improvements consistent with the National Flood Insurance Program, Drainage Master Plan(s) and Engineering Standards.	UI District complies.
Storm drain runoff should be managed to minimize water degradation, to reduce the waste of fresh water, to protect wildlife and to reduce erosion.	UI District complies.
Storm water flows shall be controlled and conveyed based on statistical models and engineering experience, as specified in City Engineering Standards, consistent with NPDES Best Management Practices	UI District complies.
Reduction in the need for construction of flood control structures.	UI District complies.
Preservation of the floodplain environment from adverse impacts due to development.	UI District complies.
The use of natural watercourses will be required except in cases where no less environmentally damaging alternative is appropriate.	UI District complies.
The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities.	UI District complies.
Require on-site detention of storm water flows such that existing downstream structures will not be overloaded.	UI District complies.
Require measures to decrease the adverse impacts created by increased quantity and degradation in the quality of runoff from urban areas.	UI District complies.
Comply with the appropriate jurisdiction’s Flood Insurance Program.	UI District complies.

GDP/SRP Policy		Compliance
<i>e. Processing Requirements</i>		
See Table 11-2: SPA Requirements		
<i>2. Sewage Facilities</i>		
GOAL: PROVIDE A HEALTHFUL AND SANITARY SEWERAGE COLLECTION AND DISPOSAL SYSTEM FOR THE RESIDENTS OF OTAY RANCH AND THE REGION, INCLUDING A SYSTEM DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE USE OF RECLAIMED WATER.		
The ongoing planning, management and development of sewerage conveyance, treatment and disposal facilities to adequately meet future demands.		UI District complies.
Land use planning will be coordinated with sewerage system planning, which is the responsibility of facility providers.		UI District complies.
Ensure that the Otay Ranch Project will not use all available regional facility capacity, such as sewer, water and roads, and thus compromise the ability of other South County and East County parcels to develop as planned.		UI District complies.
Sewage disposal systems should maximize the provision and utilization of reclaimed water.		UI District complies.
Implement development regulations that require water conservation, wastewater reclamation, and drought-tolerant landscaping requirements.		UI District complies.
<i>e. Processing Requirements</i>		
See Table 11-2: SPA Requirements		
<i>4. Urban Runoff Facilities</i>		
GOAL: ENSURE THAT WATER QUALITY WITHIN THE OTAY RANCH PROJECT AREA IS NOT COMPROMISED.		
GOAL: ENSURE THAT THE CITY OF SAN DIEGO'S WATER RIGHTS WITHIN THE OTAY RIVER WATERSHED SHALL NOT DIMINISH.		
An urban runoff diversion system shall be designed to ensure the protection of water quality within Otay Lakes.		UI District complies.
Best Management Practices (BMP) including, but not limited to urban runoff diversion systems, shall be developed to protect water quality within Otay Lakes.		UI District complies.
Integrated Pest Management should be used for all public places.		UI District complies.
Use of chemical pesticides should be avoided along streets and highways.		UI District complies.
<i>e. Processing Requirements</i>		
See Table 11-2: SPA Requirements		
<i>5. Water Facilities</i>		
GOAL: ENSURE AN ADEQUATE SUPPLY OF WATER FOR BUILD-OUT OF THE ENTIRE OTAY RANCH PROJECT AREA; DESIGN THE OTAY RANCH PROJECT AREA TO MAXIMIZE WATER CONSERVATION		
Ensure an adequate supply of water on a long-term basis prior to the development of each phase of the Otay Ranch Project Area.		UI District complies.
Ensure infrastructure is constructed concurrently with planned growth, including adequate storage, treatment, and transmission facilities, which are consistent with development phasing goals, objectives and policies, and the Service/Revenue Plan.		UI District complies.
Ensure that water quality within the Otay Ranch Project Area is not compromised, consistent with NPDES Best Management Practices, and the RWQCB Basin Plans.		UI District complies.
Coordinate Otay Ranch land planning with the applicable water district provider.		UI District complies.



GDP/SRP Policy	Compliance
Discretionary land development applications dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.	UI District complies.
Promote water conservation through increased efficiency in essential uses and use of low water demand landscaping.	UI District complies.
e. Processing Requirements	
See Table 11-2: SPA Requirements	
6. Water Reclamation Facilities	
GOAL: DESIGN A SEWERAGE SYSTEM, WHICH WILL PRODUCE RECLAIMED WATER. ENSURE A WATER DISTRIBUTION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO USE RECLAIMED WATER. CONSTRUCTION OF A DUAL SYSTEM OF WATER SUPPLY WILL BE REQUIRED FOR ALL DEVELOPMENT WHERE RECLAIMED WATER IS USED.	
<i>Encourage development of public and private recreational uses that could utilize reclaimed water.</i>	UI District complies.
Sewage treatment within the community should be oriented toward reclamation and reuse of wastewater for public and private landscape controlled by a public agency or homeowner's association and golf course irrigation purposes.	UI District complies.
e. Processing Requirements	
See Table 11-2: SPA Requirements	
3. Child Care Facilities	
GOAL: PROVIDE ADEQUATE CHILD CARE FACILITIES AND SERVICES TO SERVE THE OTAY RANCH PROJECT AREA.	
Identify sites for childcare and pre-school facilities adjacent to or part of public and private schools, religious assembly uses, employment areas, and other locations deemed appropriate.	UI District complies.
Site child care facilities compatible with community needs, land use and character, and encourage such facilities to be available, accessible, and affordable for all economic levels.	UI District complies.
e. Processing Requirements	
See Table 11-2: SPA Requirements	
4. Fire Protection and Emergency Services Facilities	
GOAL: PROVIDE PROTECTION TO THE OTAY RANCH PROJECT AREA AND SURROUNDING COMMUNITIES FROM THE LOSS OF LIFE AND PROPERTY DUE TO FIRES AND MEDICAL EMERGENCIES.	
Otay Ranch SPA plans shall include Emergency Disaster Plans to become operative during periods of major emergency.	UI District complies.
Otay Ranch shall site fire and emergency services facilities consistent with the following factors: (a) Ability to meet travel/response time policies; (b) Proximity to a pool of volunteer firefighters for service within the unincorporated areas, when appropriate; (c) Ability of the site to support the appropriate facility to serve current and future development in the intended service area; (d) Distances from other fire stations, including those operated by neighboring districts; (e) Safe access to roadways in emergency responses; (f) Special needs for fire suppression, and emergency services, including needs created by recreation areas and industrial land uses; (g) avoid close proximity to fault traces; and (h) Ability to meet any adopted local community facility level standard, if appropriate.	UI District complies.

GDP/SRP Policy	Compliance
Otay Ranch shall evaluate the provision of fire suppression sprinkler systems for residential development within the project area as part of SPA plans.	UI District complies.
Fire protection and emergency services facilities shall be available or will be available concurrent with need.	UI District complies.
Otay Ranch shall participate in fire mitigation fee or development impact fee programs to enable fire protection agencies to meet the facility and equipment needs generated by Otay Ranch.	UI District complies.
<i>e. Processing Requirements</i>	
See Table 11-2: SPA Requirements	
<i>6. Law Enforcement Facilities</i>	
GOAL: PROTECTION OF LIFE AND PROPERTY AND PREVENTION OF CRIME OCCURRENCE.	
Enhance conditions for public safety by utilizing land use and site design techniques to deter criminal activity and promote law enforcement.	UI District complies.
Otay Ranch shall finance its full and fair share of the facility needs that it generates.	UI District complies.
<i>e. Processing Requirements</i>	
See Table 11-2: SPA Requirements	
Part II, Chapter 6 Air Quality	
Section C: Goals, Objectives and Policies	
GOAL: MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY.	
<i>Commuter Trip Management</i>	
GOAL: CREATE A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION NETWORK WHICH MINIMIZES THE NUMBER AND LENGTH OF SINGLE PASSENGER VEHICLE TRIPS.	
Minimize the number and length of single passenger vehicle trips to and from employment and commercial centers to achieve an average of 1.5 persons per passenger vehicle during weekday commute hours.	UI District complies.
Establish or participate in employer based commute programs, which minimize the number and length of single passenger vehicle trips.	UI District complies.
Encourage the development of a Transportation Management Association (TMA) for the Otay Mesa Area.	UI District complies.
Encourage, as appropriate, alternative transportation incentives offered to employees, alternative work hour programs, alternative transportation promotional materials, information on car pool and van pool matching services, transit pass information, space for car pool and van pool riders-wanted advertisements, information about transit and rail service, as well as information about bicycle facilities, routes, storage, and location of nearby shower and locker facilities.	UI District complies.
Promote telecommuting and teleconferencing programs and policies in employment centers.	UI District complies.
Establish or participate in education based commute programs, which minimize the number and length of single passenger vehicle trips.	UI District complies.
Provide on-site amenities in commercial and employment centers, to include: childcare facilities, post offices, banking services, cafeterias/delis/restaurants, etc.	UI District complies.
Should Otay Ranch include a college or university, the facility should comply with RAQS transportation demand management strategies relating to such uses.	UI District complies.

GDP/SRP Policy	Compliance
<i>Capacity Improvements</i>	
Expand the capacity of both the highway and transit components of the regional transportation system to minimize congestion and facilitate the movement of people and goods.	UI District complies.
Facilitate the implementation of the Regional Transportation Plan and Congestion Management Capital Improvement Plan.	UI District complies.
Expand the capacity of non-vehicular modes of transportation, such as HOV lanes, carts and bicycle networks.	UI District complies.
Identify, and designate corridors for light rail and public transit facilities, including feeder transit systems connected to “line-haul” networks.	UI District complies.
Include alternative forms of transportation as a priority part of the circulation system, such as bicycle paths, riding and hiking trails, and pedestrian walkways.	UI District complies.
Provide park-and-ride facilities, which do not undermine feeder lines. Park and ride facilities may be located near multiple-trip generating activities; intercept trips close to their origin; and target longer trips along corridors with HOV lanes. Park-and-ride facilities should be equipped with secure bicycle storage facilities and should have adequate spaces to serve demand.	The UI District allows park-and-ride facilities.
<i>Bicycle System Design</i>	
Provide a safe, thorough and comprehensive bicycle network which includes bicycle paths between major destinations within, and adjacent to, Otay Ranch.	UI District complies.
Bicycle facilities should be designated for bicycle use, and pedestrian facilities for pedestrian use to the extent necessary to provide safe, accessible facilities.	UI District complies.
Bicycling shall be promoted through bicycle lane maps and bicycle destination signage.	UI District complies.
Provide secure bicycle storage facilities at transit stops, and employment and retail centers.	UI District complies.
Convenient bicycle access shall be provided to transit nodes.	UI District complies.
<i>Road Design</i>	
Design arterial and major roads and their traffic signals to minimize travel time, stops and delays.	UI District complies.
Optimize traffic signals control systems at all activity centers to minimize travel time, stops and delays. Consider providing priority signal treatment for transit systems.	UI District complies.
Minimize the number of ingress and egress to major arterial roads.	UI District complies.
Traffic signals at the street end of freeway on and off ramps shall be coordinated and integrated with the surrounding street systems.	UI District complies.
Promote street design to give first priority to transit vehicles.	UI District complies.
<i>Planning and Land Development</i>	
GOAL: LAND DEVELOPMENT PATTERNS, WHICH MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT ON AIR QUALITY.	
Encourage mixed use development to promote linking of trips, reduce trip length and encourage alternative mode usage.	UI District complies.
Villages should have a mixed-use village core area where higher density residential, civic, and park uses are interspersed with neighborhood commercial and office development.	UI District complies.
Locate sensitive receptors, such as schools, day care facilities and similar uses away from emissions generating uses.	UI District complies.
Minimize “drive-in” establishments to reduce emissions from idling vehicles.	UI District complies.

GDP/SRP Policy	Compliance
Arterials and transit stops should be linked by a network of sidewalks and bike paths.	UI District complies.
Transit facilities should be located near village cores, proximate to park-and-ride facilities, the EUC and allow sufficient space reserved for bus stops, and pedestrian waiting areas, including sidewalks, benches, landscaping, street furniture and bicycle storage.	UI District complies.
Transit stops should be within 1/4 mile of village core residential areas and within 1/8 mile of village core activity centers.	UI District complies.
Locate employment centers close to housing, transit and HOV lane corridors.	UI District complies.
<i>Transit Route and Facility Design</i>	
Facilitate access to public transit.	UI District complies.
Bus facilities, park-and-ride lots and other ridesharing facilities should be addressed early in the design of villages.	UI District complies.
Bus shelters and sidewalks should be designed for transit rider and pedestrian safety, by being well-lit, secure and free of physical barriers.	UI District complies.
Streets and intersections used by transit vehicles should be built to accommodate the weight and size of these larger vehicles.	UI District complies.
Streets should consider transit circulation patterns, minimizing turning movements between stops.	UI District complies.
Bicycle lanes, and secure bike racks/storage areas should be located near transit stops.	UI District complies.
<i>Pedestrian Design</i>	
Encourage pedestrian traffic as an alternative to single vehicle passenger travel.	UI District complies.
Sidewalks should directly connect schools, parks, open spaces and transit facilities and village core areas.	UI District complies.
Access between a transit stop and the entrance to a building or cluster of buildings should be clearly visible and as direct as possible.	UI District complies.
Buildings should be connected to abutting land uses with paved walkways.	UI District complies.
Buffer walkways with landscaping such as berms, trees and other vegetation.	UI District complies.
Scale the size of facilities, including walkways, to correspond to anticipated pedestrian volumes and include signs, benches and trash receptacles.	UI District complies.
Provide well-equipped pedestrian facilities at transit stops, including shelters to protect patrons from the weather, benches with seat backs, lighting, landscaping and community information.	UI District complies.
Convenient pedestrian access shall be provided to all transit nodes.	UI District complies.
<i>Building Design</i>	
Locate and design buildings within village cores to facilitate transit and pedestrian access	UI District complies.
Arrange buildings on a site to reduce the walking distance between each of the buildings and the nearest transit facility. Within clusters of buildings, the site design should provide for an identifiable and dominant entrance to the cluster that is clearly visible from the nearest transit facility.	UI District complies.
Site transit information kiosks in locations central to all buildings within a cluster.	UI District complies.
<i>Parking Management</i>	
Manage parking facilities to facilitate transit, ridesharing and pedestrian access.	UI District complies.
Manage parking facilities to encourage a reduction in the number of single vehicle trips.	UI District complies.



GDP/SRP Policy	Compliance
Locate parking to the sides and backs of buildings so that access from public transportation does not require walking through large parking lots to reach building entrances.	UI District complies.
Allow preferential (free or reduced fee parking) parking for carpools and vanpools, near entrances to activity centers.	UI District complies.
Joint parking is strongly encouraged for proximate uses. Retail, office, entertainment, and some housing could share parking areas and quantities.	UI District complies.
<i>Street Configuration</i>	
Configure internal village streets to give pedestrian traffic a priority.	UI District complies.
Arterials should not traverse village cores.	UI District complies.
Provide multiple routes to village core areas.	UI District complies.
Encourage the extensive planting of street trees, while remaining consistent with water conservation goals.	UI District complies.
Where feasible, connect cul-de-sacs and dead end streets to the nearest adjacent streets with pedestrian and/or bike paths to provide short cuts for these modes.	UI District complies.
<i>Particulate Emissions</i>	
Minimize particulate emissions, which are the result of the construction process.	UI District complies.
Minimize particulate emission during construction to control fugitive dust.	UI District complies.
Minimize simultaneous operation of multiple construction vehicles and equipment, use low polluting construction equipment.	UI District complies.
Manage unpaved roads to minimize particulate emissions during the construction and development activities, and during interim agricultural/off road activities.	UI District complies.
<i>Energy Conservation</i>	
Minimize fossil fuel emissions by conserving energy. [See Energy Chapter 10, Section E.]	UI District complies.
Part II, Chapter 7: Noise	
Section B: Goals, Objectives and Policies	
GOAL: PROMOTE A QUIET COMMUNITY [WHERE] RESIDENTS LIVE WITHOUT NOISE WHICH IS DETRIMENTAL TO HEALTH AND ENJOYMENT OF PROPERTY.	
GOAL: ENSURE RESIDENTS ARE NOT ADVERSELY AFFECTED BY NOISE.	
Reduce the need for noise mitigation through site and land use planning techniques, whenever feasible.	UI District complies.
Consider the effects of noise, especially from transportation, in land use decisions to ensure noise compatibility.	UI District complies.
Comply with applicable noise ordinances and performance standards in zoning ordinances.	UI District complies.
Use the Environmental Review Process to evaluate the effects of noise.	UI District complies.
Regularly review technological developments and building techniques which decrease the project related noise impacts on-site and off-site and specify needed noise mitigation measures.	UI District complies.

GDP/SRP Policy	Compliance
Part II, Chapter 8: Safety	
Section B: Goals, Objectives, Policies, Implementation Measures	
GOAL: PROMOTE PUBLIC SAFETY AND PROVIDE PUBLIC PROTECTION FROM FIRE, FLOODING, SEISMIC DISTURBANCES, GEOLOGIC PHENOMENA AND MAN-MADE HAZARDS IN ORDER TO:	
<ul style="list-style-type: none"> • Preserve life, health and property; • Continue government functions and public order; • Maintain municipal services; and • Rapidly resolve emergencies and return the community normalcy and public tranquility. 	
<i>General Public Safety</i>	
Establish and maintain safe and effective evacuation routes.	UI District complies.
<i>Seismic Disturbances</i>	
Provide public protection from earthquakes, rock slides, and liquefaction in order to minimize loss of life, injury, property damage and disruption of community social and economic activity.	UI District complies.
Arrange land uses in a manner consistent with recognized seismic safety practice to promote the continuous services of governmental and emergency facilities and services.	UI District complies.
<i>Floods</i>	
Prevent property damage and loss of life due to seiches, dam failure and heavy rains.	UI District complies.
Preservation of the floodplain environment from adverse impacts due to development.	UI District complies.
Arrange land uses and implement engineering design in a manner consistent with recognized drainage and water storage safety practices.	UI District complies.
<i>Geologic Phenomena</i>	
Prevent property damage and loss of life due to landslides, rock falls, and erosion.	UI District complies.
Identify and appraise those areas particularly susceptible to damage from geologic phenomena.	UI District complies.
Prohibit development in areas of extensive land sliding where stabilization cannot reasonably be accomplished.	UI District complies.
<i>Fire, Crime, Health Emergency and Hazardous Substances</i>	
Prevent property damage and loss of life due to fire, crime or hazardous substances.	UI District complies.
Fire protection, law enforcement and emergency services facilities shall be available prior to or concurrent with need.	UI District complies.
Arrange land uses in a manner consistent with recognized health, fire, crime prevention and protection practices.	UI District complies.
Part II, Chapter 9: Growth Management	
Section B: Phasing	
GOAL: DEVELOP OTAY RANCH VILLAGES TO BALANCE REGIONAL AND LOCAL PUBLIC NEEDS, RESPOND TO MARKET FORCES , AND ASSURE THE EFFICIENT AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES CONCURRENT WITH NEED.	
Coordinate the timing of the development of Otay Ranch villages to provide for the timely provision of public facilities, assure the efficient use of public fiscal resources and promote the viability of the existing and planned villages.	UI District complies.

GDP/SRP Policy	Compliance
Phase development to provide public facilities concurrent with need and in compliance with the facility thresholds.	UI District complies.
Transportation facilities shall be a major determinant of overall public facility and development phasing.	UI District complies.
Villages should be phased so as not to require the expansion of off-site roads beyond approved classifications.	UI District complies.
Phase the Otay Ranch villages to promote community identity and character, preserve and enhance the fiscal viability of existing and planned villages, and minimize the disruption of the lives of existing residents.	UI District complies.
Phase Otay Ranch to ensure sufficient revenues are generated to efficiently finance the operation and maintenance of needed public facilities, consistent with the Service Revenue Plan.	UI District complies.
The University Site may be developed for university purposes at any time.	UI District complies.
Section C. Processing Requirements	
See Table 11-2: SPA Requirements	
Part II, Chapter 10 Resource Protection, Conservation and Management	
Section B Resource Preserve	
GOAL ESTABLISHMENT OF AN OPEN SPACE SYSTEM THAT WILL BECOME A PERMANENT PRESERVE DEDICATED TO THE PROTECTION AND ENHANCEMENT OF THE BIOLOGICAL, PALEONTOLOGICAL, CULTURAL RESOURCES (ARCHAEOLOGICAL AND HISTORICAL RESOURCES), FLOOD PLAIN, AND SCENIC RESOURCES OF OTAY RANCH, THE MAINTENANCE OF LONG-TERM BIOLOGICAL DIVERSITY, AND THE ASSURANCE OF THE SURVIVAL AND RECOVERY OF NATIVE SPECIES AND HABITATS WITHIN THE PRESERVE, AND TO SERVE AS THE FUNCTIONAL EQUIVALENT OF THE COUNTY OF SAN DIEGO RESOURCE PROTECTION ORDINANCE (RPO).	
<i>1. Identification of Sensitive Resources</i>	
Recover any significant fossils unearthed during grading activities for subsequent scientific study and/or display.	UI District complies.
Identify and map agricultural lands within Otay Ranch on a SPA-by-SPA basis.	UI District complies.
<i>2. Preservation of Sensitive Resources</i>	
Preserve sensitive and significant biological, cultural, paleontological, flood plain, visual, and agricultural resources.	UI District complies.
Preserve on-site State and Federally listed rare, threatened, and endangered species. (See RMP Policy 2.9 for vernal pool species.)	UI District complies.
Preserve onsite populations of plant species recognized as sensitive by the California Native Plant Society (Smith and Berg 1988).	UI District complies.
Preserve onsite populations of plant and wildlife species recognized as Category 2 Candidates for listing by USFWS.	UI District complies.
Preserve significant cultural resources.	UI District complies.
Design drainage improvements within identified flood plains to provide for adequate flood protection and sensitivity to biological resources.	UI District complies.
Flood control plans shall be in conformance with RMP policies protecting sensitive resources and with State and Federal wetland regulations.	UI District complies.

GDP/SRP Policy	Compliance
Concrete or rip-rap flood control channels shall be prohibited within the Preserve. Drop structures and armor lock structures shall be avoided. Minimal structural improvements may be permitted for road and utility crossings and for the protection of the public health, safety and general welfare.	UI District complies.
Drainage improvements shall not result in an increase in erosion or sedimentation that would adversely affect Preserve resources.	UI District complies.
Flood control plans should address potential erosion hazards in Salt Creek and Wolf canyons.	UI District complies.
Detention basins and energy dissipaters may be used.	UI District complies.
Provide opportunities for demonstration agricultural activities within the Preserve. A site, which supports prime or statewide important soils, should be located near proposed composting facilities and Bird Ranch. A plan for the size and operation of the demonstration agricultural activities will be subject to review and approval of the Preserve Owner/ Manager and/or the Otay Valley Regional Park management and shall be submitted concurrent with the conveyance for this area or prior to adoption of the last SPA on the Otay Valley Parcel, whichever occurs first. In addition to the demonstration agricultural site, sites should be made available for smaller “community gardens” adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance issues to be addressed at the SPA Plan review.	UI District complies.
Provide a system of trails through the Preserve that are compatible with resource protection. This is considered to be a passive use and not a part of the 400-acre active recreational area.	UI District complies.
Infrastructure may be allowed within the Preserve; conceptual locations of infrastructure facilities located within or crossing the Preserve are illustrated the RMP (final infrastructure plans may deviate from the conceptual locations shown, as long as Preserve resources are not adversely affected).	UI District complies.
Infrastructure facilities shall be sited and designed to minimize visual and other impacts to Preserve resources.	UI District complies.
Infrastructure plans and their implementation shall be subject to review and comment by the appropriate jurisdictions in coordination with the Preserve Owner/Manager.	UI District complies.
CEQA mitigation requirements for impacts associated with infrastructure shall be reviewed by the appropriate jurisdictions and the Preserve Owner/Manager if such improvements are located within the Preserve.	UI District complies.
When feasible, place infrastructure in roadways or outside the Preserve.	UI District complies.
Mitigation measures for facilities shall conform to restoration/mitigation proposals of the RMP.	UI District complies.
<i>7. Resource Preserve - Adjacent Land Uses</i>	
Identify allowable uses within appropriate land use designations for areas adjacent to the Preserve.	UI District complies.
All development plans adjacent to the edge of the Preserve shall be subject to review and comment by the Preserve Owner/Manager, the City of Chula Vista, and the county of San Diego to assure consistency with resource protection objectives and policies.	UI District complies.



GDP/SRP Policy	Compliance
<p>“Edge Plans” shall be developed for all SPAs that contain areas adjacent to the Preserve. The “edge” of the Preserve is a strip of land 100 feet wide that surrounds the perimeter of the Preserve. It is not part of the Preserve - it is a privately or publicly owner area included in lots within the urban portion of Otay Ranch immediately adjacent to the Preserve.</p>	UI District complies.
<p>Protect and maintain biological integrity of unconveyed land adjacent to developing SPAs consistent with the following standards:</p> <ul style="list-style-type: none">• Provide temporary fencing around perimeter of sensitive habitat areas and/or areas occupied by sensitive species adjacent to any SPA under construction to inhibit encroachment by construction traffic, etc.• Phase construction of SPAs immediately adjacent to sensitive biological resources to avoid indirect impacts. For example, construction activities that equal or exceed volume levels that inhibit breeding and nesting activities of the California gnatcatcher should be curtailed during the nesting period of the bird.	UI District complies.
<i>8. Resource Preserve - Interim Land Uses</i>	
Existing conditions (uses) will not be allowed to negatively impact the sensitive resources in the Preserve.	UI District complies.
Existing agricultural uses, including cultivation and grazing, shall be permitted to continue as an interim activity only where they have occurred historically and continually. No increase in irrigation shall be allowed, except for temporary irrigation that may be installed as part of restoration plans. Grazing by sheep and goats shall not be allowed. Cattle grazing shall be phased out in accordance with the conveyance program and Range Management Plan.	UI District complies.
Construction activities associated with infrastructure necessary for implementation of an approved development plan shall be allowed as an interim activity.	UI District complies.
All construction activities shall take place in accordance with standards and criteria outlined in the conceptual infrastructure improvement plans referenced above. The improvement plans shall be subject to approval by the appropriate jurisdiction and review by the Preserve Owner/Manager.	UI District complies.
<i>9. Regulatory Framework for Future Uses</i>	
Consult with resource agencies at an early stage (i.e., U.S Army Corps of Engineers, USFWS, CDFG) regarding impacts to resources under their jurisdictions.	UI District complies.
Site-specific resource studies shall be completed for each SPA/Specific Plan.	UI District complies.
Where feasible, open space recommendations, recommendations for preservation of sensitive resources, and mitigation measures for biological and cultural resources required for each SPA shall be designed to complement and enhance the Preserve.	UI District complies.
<i>2. Soils</i>	
GOAL: MINIMIZE SOIL LOSS DUE TO DEVELOPMENT.	
Reduce soil loss through slope stabilization, vegetation protection, revegetation and other techniques.	UI District complies.

GDP/SRP Policy	Compliance
<i>3. Steep Slopes</i>	
GOAL: REDUCE IMPACTS TO ENVIRONMENTALLY SENSITIVE AND POTENTIAL GEOLOGICALLY HAZARDOUS AREAS ASSOCIATED WITH STEEP SLOPES.	
Research existing slope conditions prior to land development activities.	UI District complies.
Provide geotechnical investigations with each SPA Plan.	UI District complies.
Relate development to topography and natural features, and strive to retain the character of the landforms to the extent feasible.	UI District complies.
Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.	UI District complies.
Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted.	UI District complies.
Natural buffering (e.g., undeveloped open space) shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.	UI District complies.
Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans.	UI District complies.
83% of the steep slopes (steeper than 25%) shall be preserved.	UI District complies.
As development occurs on steep lands, as defined by the governing jurisdictions, contour grade to reflect the natural hillside forms as much as possible, and round the top and toe of slopes to simulated natural contours.	UI District complies.
Grade and rehabilitate graded areas in conformance with grading regulations of the governing jurisdiction. Ensure proper drainage, slope stability and ground cover revegetation in conformance with applicable land use regulations.	UI District complies.
<i>Section D: Visual Resources</i>	
GOAL: PREVENT DEGRADATION OF THE VISUAL RESOURCES.	
Blend development harmoniously with significant natural features of the land.	UI District complies.
Develop a comprehensive signage program.	UI District complies.
Design development to protect the visual value of scenic highways and open spaces.	UI District complies.
Underground visually disruptive utilities to the extent feasible.	UI District complies.
Conduct additional analysis of conceptual grading plans for all development at the SPA level to protect and preserve significant visual resources.	UI District complies.
Preserve significant views of major physical features such as Lower Otay Lake and the San Ysidro foothills and mountains, as well as the Jamul Mountains, San Miguel Mountain and the Otay River Valley and its major canyons.	UI District complies.
<i>Section E: Energy Conservation</i>	
<i>Goals, Objectives and Policies</i>	
GOAL: ESTABLISH OTAY RANCH AS A "SHOWCASE" FOR THE EFFICIENT UTILIZATION OF ENERGY RESOURCES AND THE USE OF RENEWABLE ENERGY RESOURCES	
Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County	UI District complies.
Prepare a non-renewable energy conservation plan for each SPA. This Plan shall identify measures to reduce the consumption of non-renewable energy resources by feasible methods, including, but not requiring, and not limited to the following: See Page II - 345 for list of measures	UI District complies.



GDP/SRP Policy	Compliance
<i>Land Use</i>	
Provide land use patterns and project features which result in the conservation of non-renewable energy resources.	UI District complies.
Reduce the reliance for project residents to utilize the automobile, thereby minimizing automobile trips and miles traveled.	UI District complies.
Section F: Water Conservation	
<i>Goals, Objectives and Policies</i>	
GOAL: CONSERVE WATER DURING AND AFTER CONSTRUCTION OF OTAY RANCH	
Reduce CWA water use within Otay Ranch to a level that is 75% of County-wide, 1989 per capita levels.	UI District complies.
Incorporate technologies and methods of water use that reduce water consumption without reducing the consumer's quality of life.	UI District complies.
Require or stress the use of drought-tolerant landscape plants combined with state-of-the-art irrigation equipment and methods throughout Otay Ranch.	UI District complies.
Require the use of water-efficient toilets, low-flow shower heads, faucet restrictors, and water-efficient appliances throughout the Otay Ranch.	UI District complies.
Create a comprehensive framework for the design, implementation and maintenance of water conserving measures, both indoor and outdoor.	UI District complies.
All water conservation measures should be economically efficient and cost effective.	UI District complies.
Develop an extensive water restoration and recycling system throughout the developed areas of Otay Ranch.	UI District complies.
Provide for efficient use and reuse of water in industrial and commercial uses.	UI District complies.
Provide a reclaimed water system of irrigation for golf courses, lawns, landscaping, gardens and parks.	UI District complies.
Utilize small catch basins and berming in stream channels to slow rain water runoff so it has more or adequate time to percolate into the soil.	UI District complies.
Comply with the water conservation standards and policies of all applicable jurisdictions.	UI District complies.
Section G: Astronomical Dark Skies	
<i>Goals, Objectives and Policies</i>	
GOAL: PRESERVE DARK-NIGHT SKIES TO ALLOW FOR CONTINUED ASTRONOMICAL RESEARCH AND EXPLORATION TO BE CARRIED OUT AT THE COUNTY'S TWO OBSERVATORIES, PALOMAR MOUNTAIN AND MOUNT LAGUNA.	
Provide lighting in heavily urbanized areas of the Otay Valley Parcel which ensures a high degree of public safety.	UI District complies.
Comply with the County's Light Pollution Ordinance.	UI District complies.
The Otay Valley Parcel shall conform to Chula Vista Municipal lighting standards.	UI District complies.
All outdoor lighting fixtures shall be shaded on top so that all light will shine downward.	UI District complies.

GDP/SRP Policy	Compliance
Section H: Agriculture	
<i>Goals, Objectives and Policies</i>	
GOAL: RECOGNIZE THE PRESENCE OF IMPORTANT AGRICULTURAL SOILS BOTH IN AREAS SUBJECT TO DEVELOPMENT AND WITHIN THE PRESERVE.	
Allow historical agricultural uses during project build-out within areas subject to development during project phases.	UI District complies.
Policies and guidelines shall be developed at the SPA level for community gardens adjacent to or within individual villages. Some community gardens may be located within open space areas being maintained by an open space maintenance district, with specific design and maintenance issues to be addressed during SPA Plan review.	UI District complies.

Table 11-2: SPA Requirements

SPA Requirements	
Chapter 1 Land Use Plan Section E Implementation	
1. Introduction	
<i>a. SPA Requirements:</i>	
While the GDP/SRP establishes plan goals, objectives and policies for the land use, open space, circulation, recreation, and other components of the community, the SPA level of planning will provide:	
Detailed development/site utilization plans, including site, landscape, and grading plans at or near a tentative tract map level of detail. Grading plans must include slope ratios and spot elevations in areas of manufactured slopes. A tentative tract map(s) may be processed concurrently.	UI District complies
Land uses and acreages for parks, open space, schools, public/ community purpose facilities, and residential uses (including lot lines, lot size, number of units, density, and parking).	UI District complies
Physical features and easements, including transit reservation/ dedication must be Identified.	UI District complies.
Standards for planned public and private streets.	UI District complies.
Development standards and detailed design guidelines, for each of the zones identified by the SPA regulating plan.	UI District complies.
Demonstrated conformance with the guidelines and policies of the GDP/SRP.	UI District complies.
A facility financing and phasing plan, as required in the Growth Management Chapter (Part II, Chapter 9).	UI District complies.
Environmental/EIR/RMP requirements or conditions.	UI District complies.
Additional studies required In some planning areas by the GDP/SRP as set forth in Section F of this document.	UI District complies.
Current population coefficients.	UI District complies.
<i>d. Other Planning Area Plan Requirements</i>	
Guidelines shall include text and graphics to illustrate concepts. Guidelines shall not be generic but shall address specific site conditions.	UI District complies.
Landscape and streetscape guidelines.	UI District complies.
Parking lot landscaping guidelines should be delineated.	UI District complies.
Site planning, grading, architectural, and lighting guidelines.	UI District complies.
<i>e. Design Review</i>	
A design review process shall be provided with SPA submittal for implementation of the Design Plan.	UI District complies.
Chapter 2 Mobility Section C Processing Requirements	
Build-out transportation model analysis to the extent that SPA Plan changes approved GDP/SRP system or generation.	UI District complies.
Phased transportation model analysis to show impacts to system with planned facility construction for SPA level development (including offsite roads).	UI District complies.
Review and refinement of land use plan for implementation of pedestrian and transit-oriented design, Transit First Plan for Otay Valley Parcel villages and Eastern Urban Center.	UI District complies.
Phased Transit Plan.	UI District complies.
Phased Bicycle Plan.	UI District complies.
Phased Trail Plan.	UI District complies.
Modification of above plans, if needed.	UI District complies.
Prepare Public Facility Financing and Phasing Plan to assure construction of facilities concurrent with demand -- include on-site and off-site facilities to maintain threshold conformance.	UI District complies.

SPA Requirements	
Chapter 5 Capital Facilities	
Section C: Public Facility Plans	
<i>1. Drainage Facilities processing requirements</i>	
Basin specific drainage improvement plan will be submitted with the first SPA impacting each drainage basin and the Plan will also address the adequacy of existing facilities.	UI District complies.
Specific facility site(s) identified and reserved.	UI District complies.
Equipment needs identified.	UI District complies.
Alternative financing methods refined.	UI District complies.
Timing of construction consistent with GDP/SRP project requirements.	UI District complies.
<i>2. Sewerage Facilities processing requirements</i>	
Identify phased demands of sewer trunk lines.	UI District complies.
Identify location of facilities for on-site improvements, including reclaimed water facilities.	UI District complies.
Provide estimated costs for all facilities.	UI District complies.
Identify financing methods.	UI District complies.
<i>3. Integrated Solid Waste Management Facilities processing requirements</i>	
Determine, in cooperation with the County Solid Waste Division, that adequate capacity exists for South County area solid waste to serve the proposed development. Adequate capacity shall be that which allows the County and/or the City of Chula Vista to maintain compliance with solid waste programs, laws and regulations.	UI District complies
<i>4. Urban Runoff Facilities processing requirements</i>	
Identify potential drainage basin impacts on the reservoir system.	UI District complies.
Identify cost of potential runoff protection system by phase.	UI District complies.
Identify area of benefit from provision of system phase.	UI District complies.
Select urban runoff protection system prior to or concurrent with first SPA in a drainage basin for the reservoirs. The system will include:	UI District complies.
Zoning controls.	UI District complies.
Landscape maintenance district.	UI District complies.
<i>5. Water Facilities processing requirements</i>	
Identify phased demands in conformance with street improvements and in coordination with the construction of sewer facilities.	UI District complies.
Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.	UI District complies.
Provide cost estimates.	UI District complies.
Identify financing methods.	UI District complies.
Provide a Water Conservation Plan.	UI District complies
Assure adequate water supply in accordance with the phasing plan.	UI District complies.
Prepare a Water Master Plan in conformance with the water standards of the appropriate district.	UI District complies.



SPA Requirements

6. Water Reclamation Facilities processing requirements

Identify phased demands in conformance with the construction of sewerage facilities.	UI District complies.
Identify location of facilities for on-site and off-site improvements in conformance with the master plan of the water district serving the proposed project.	UI District complies.
Provide cost estimates.	UI District complies.
Identify financing methods.	UI District complies.
Ensure compliance with RWQCB and County Health Department Rules and Regulations for the use of reclaimed water.	UI District complies.

Section D: Social Facilities

3. Child Care Facilities processing requirements

Specific acreage requirements identified, design/co-location guidelines developed and land designated for Community Purpose Facility uses.	UI District complies.
--	-----------------------

Section E: Community Facility Plans

4. Fire Protection and Emergency Services Facilities

Equipment needs identified.	UI District complies.
Alternative financing methods identified by the appropriate fire agency and implementation method assured.	UI District complies.
Fire suppression (sprinkler plan) analysis prepared and jurisdictional requirements applied.	UI District complies.
Demonstrate ability to provide facilities in conjunction with sewer, water and road facilities.	UI District complies.
Timing of construction consistent with GDP/SRP project requirements.	UI District complies.
Determine that response time standards have been met.	UI District complies.
Identify radio communication problems associated with the project area (if any).	UI District complies.
Develop project specific guidelines.	UI District complies.
Consider HAZMAT service location, if appropriate and warranted.	UI District complies.
Review of fuel modification plans by fire department(s).	UI District complies.
Assure appropriate water pressures and supply for fire control.	UI District complies.
Include design guidelines that implement the concept of "municipal fire insurance," if appropriate.	UI District complies.

6. Law Enforcement Facilities

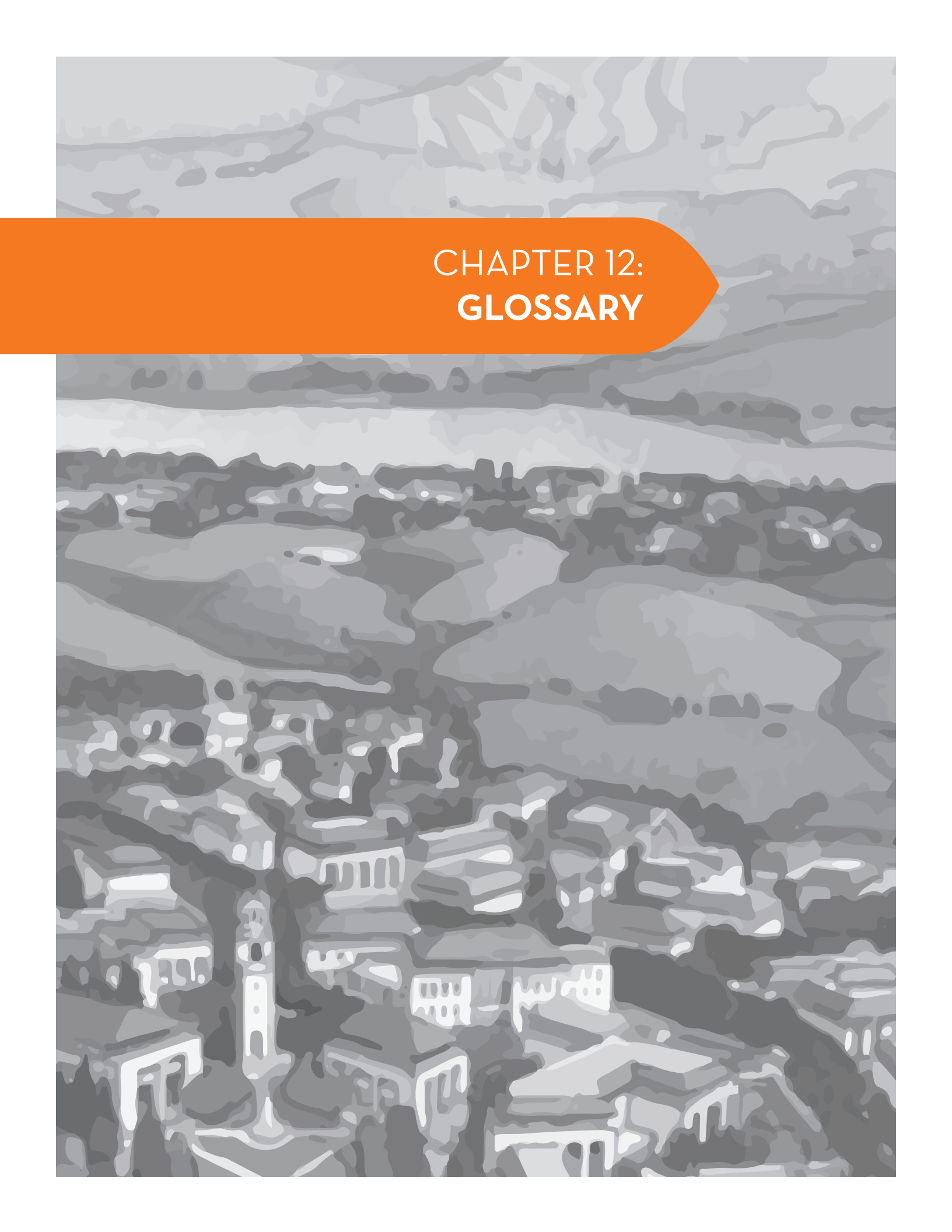
Financing methods identified by the appropriate law enforcement agency and implementation method assured.	UI District complies.
Develop site design techniques and guidelines to deter crime.	UI District complies.

Chapter 6 Air Quality

Section D Implementation

In addition to other requirements, Otay Ranch SPA applications shall include an air quality improvement plan consistent with the goals, objectives and policy contained in the GDP/Subregional Plan.	UI District complies.
--	-----------------------

SPA Requirements	
Chapter 9 Growth Management	
Section A Introduction	
Requirements of a Public Facility Financing and Phasing Plans (PFFP)	UI District complies.
The PFFP requires the preparation and approval of phasing schedules showing how and when facilities and improvements necessary to serve proposed development will be installed or financed to meet the threshold standards, including:	UI District complies.
An inventory of present and future requirements for each facility.	UI District complies.
A summary of facilities cost.	UI District complies.
A facility phasing schedule establishing the timing for installation or provisions of facilities.	UI District complies.
A financing plan identifying the method of funding for each facility required.	UI District complies.
A fiscal impact report analyzing SPA consistency with the requirements and conclusions of the Otay Ranch Service Revenue Plan.	UI District complies.
Section C Processing Requirements	
Condition the approval of SPAs on compliance with (1) the facility threshold standards and processing requirements, (2) the Village Phasing Plan, and (3) ensure the viability of this and previously approved villages.	
In addition to other requirements, approval of Otay Ranch SPAs shall be contingent upon showing how it will implement the criteria contained in the GDP/SRP and in the Facility Implementation Plan	UI District complies.
Project Summary: The SPA shall include a description of the proposed project, including maps, graphs, tables, and narrative text, based upon the GDP/SRP and zoning.	UI District complies.
Public Facilities Financing Plan (PFFP): The SPA shall include a PFFP containing a phasing schedule showing how and when the following facilities and improvements, necessary to accommodate development, will be installed or financed in order to meet the threshold standards.	UI District complies.



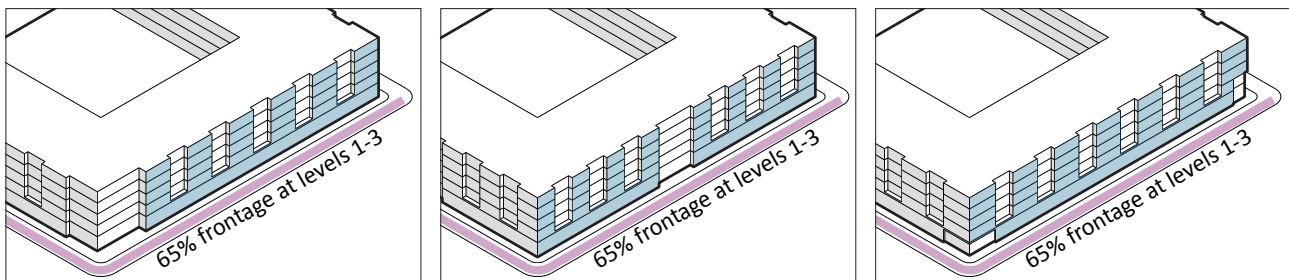
CHAPTER 12: GLOSSARY

For the purposes of this SPA document, certain words, phrases, and terms used herein shall have the meaning assigned to them by title 19 - Zoning & Specific Plans of the CVMC. The following additional definitions are provided specifically for the UI District SPA.

Alternative energy sources: Energy derived from sources that do not use up natural resources or harm the environment.

Architectural features: Towers, gables, spires, chimneys, flagpoles, and other architectural elements that are not habitable structures.

Build-To Lines: Build-To Lines encourage location of key building edges directly adjacent to these lines - promoting coherent developments that frame the street and relate directly to sidewalks and key Common Open Spaces. Where a Build-To line is indicated, the exterior wall of the building is required to coincide with the back of ROW. In any given block, 65% of the length of the block shall have building footprints and massing of the first three stories located at the Build-To line. Design features and minor deviations from the Build-To line are permitted, up to 35% of the building frontage may deviate, for such architectural features as weather protection, recesses, niches, ornamental projections, entrance bays, or other articulations of the facade. Access to parking is permitted. Parking lots shall be limited to a maximum of 15% of the street frontage.



Build-To Line Examples

Bus Rapid Transit (BRT): A form of public transit that provides bus service at a higher speed than traditional bus service. This is achieved through improved infrastructure (i.e. dedicated lanes, priority at signals, etc.), more efficient scheduling, and improved vehicles.

Class IV Bikeways: Separated bikeways or cycle tracks that may minimize interactions with other modes of travel.

Complete Streets: Roadways that are designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

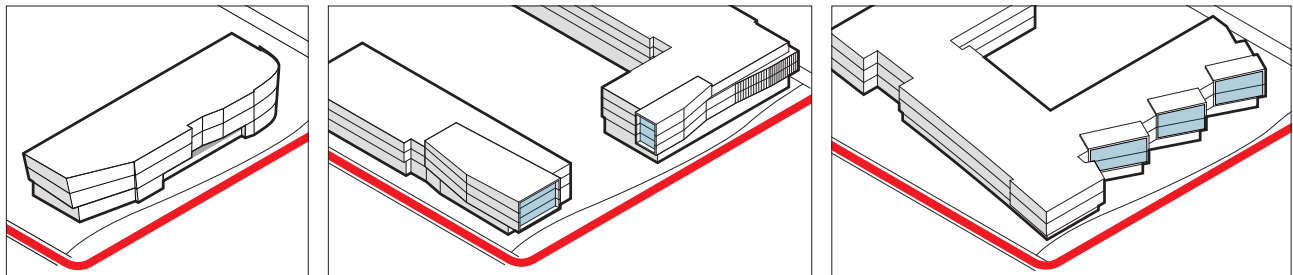
Congress for New Urbanism (CNU): A non-profit organization that works with multi-disciplinary professionals to promote walkable, neighborhood-based development as an alternative to the sprawling, single-use, low-density patterns typical of post-WWII development. CNU has developed Form-Based Codes (FBCs).

Form-Based Code (FBC): A type of code that approaches the development of land by regulating the form, character, and street presence of buildings to focus attention on the public presentation of buildings, creating a public realm that is comfortable for pedestrians.

Modes of transportation: Any form of transportation other than a private car including, but not limited to, bicycling, walking, low speed electric vehicles, vanpooling, carpooling, and riding public transit. The intent of such modes is to reduce traffic congestion and air pollution, providing benefits to individuals and the community.

Sculpted Building Edge: Sculpted Building Edges describe “street wall” configurations that face directly onto specified landscape amenities and natural areas. Consciously planned to engage and integrate with these landscapes and areas, all building facades bearing this designation will be modulated with significant setbacks and design features like terraces, porches and pergolas that enhance the landscape and open space character of these parcels.

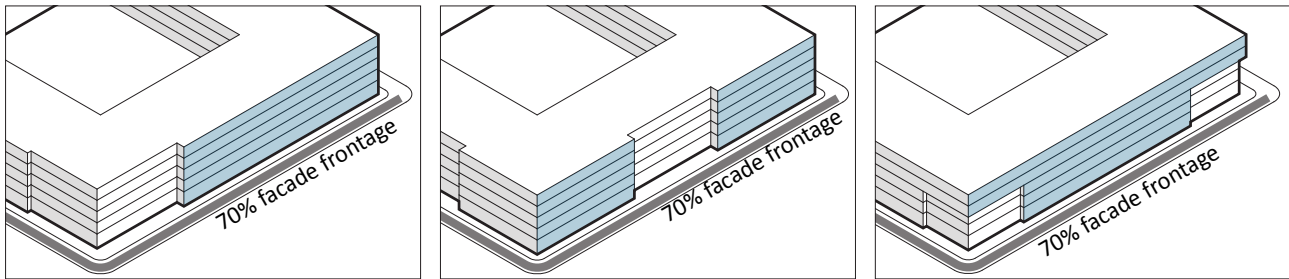
Sculpted Building Edge’s will require this modulation over at least a minimum of 50% and a maximum of 80% of the specified frontage. These restrictions will ensure that Sculpted Building Edge facades will maintain a datum line against which to appreciate the dynamic nature of these edges.



Sculpted Building Edge Examples

Streetwall Conditions: The relationship of the built form to the street and pedestrian spaces.

Streetwall Frontage: Streetwall Frontages require buildings to be sited and designed to create a strong architectural presence along the street. Where a Streetwall Frontage is indicated, the exterior wall of the building aligns with at least 70% of each of indicated line - creating coherent urban street corridors that span across multiple blocks. Building footprints and massing are required to extend at least 70% of their exterior walls to all Streetwall Frontage lines. Access to parking is permitted. Parking lots shall be limited to a maximum of 25% of the street frontage.



Streetwall Frontage Examples

Transect: A group of districts that range from low intensity to high intensity development that may contain multiple zones and provides a gradual transition from open space areas, urban centers, and adjacent Transects.

Thoroughfare: A road or path or corridor forming a route between two places.

View corridor: An area with a maximized view premium (mountain, river plain, green belt, lake, park), that may be used to guide the orientation of the development pattern.

Viewsheds: The natural environment that is visible from one or more view points.

Visual anchors: Visual interests or objects that serve to hold public attention.

Zero Net Energy (ZNE) Building: A building where the net of the amount of energy produced by on-site renewable energy resources is equal to the value of the energy consumed annually by the building, at the level of a single “project” seeking development entitlements and building code permits, measured using the California Energy Commission’s Time Dependent Valuation (TDV) metric.